



CITY OF NORMAN, OK STAFF REPORT

MEETING DATE: 10/24/2023

REQUESTER: Ken Danner, Subdivision Development Manager

PRESENTER: Shawn O'Leary, Director of Public Works

TITLE: CONSIDERATION OF APPROVAL, ACCEPTANCE, REJECTION, AMENDMENT, AND/OR POSTPONEMENT OF NORMAN PRELIMINARY PLAT PP-2324-4: FOR 3800 36th AVENUE NW, A PLANNED UNIT DEVELOPMENT (GENERALLY LOCATED ONE QUARTER MILE NORTH OF WEST TECUMSEH ROAD ON THE WEST SIDE OF 36TH AVENUE NW).

BACKGROUND:

This item is a preliminary plat for 3800 36th Avenue N.W., a Planned Unit Development. and is generally located one-quarter mile north of West Tecumseh Road on the west side of 36th Avenue N.W. The preliminary plat consists of 5 acres and one (1) lot. The developer is proposing a storage facility. Planning Commission, at its meeting of September 14, 2023 recommended approval of amending the NORMAN 2025 Land Use and Transportation Plan to place this property in the Commercial Designation and removing it from Low Density Residential Designation and approval of Ordinance No. O-2324-13 placing this property in the PUD, Planned Unit Development and removing it from R-1, Single-Family Residential District. In addition, Planning Commission recommended approval of the preliminary plat for 3800 36th Avenue N.W., a Planned Unit Development to City Council.

DISCUSSION:

The proposed 122,100 square foot personal storage facility is expected to generate approximately 202 trips per day, 24 AM peak hour trips, and 26 PM peak hour trips. The development is proposed for location on the 36th Avenue NW between Buckingham Drive and Brownwood Lane. Obviously being below the threshold for when a traffic impact study is required (>100 peak hour trips is the threshold), the developer submitted a traffic impact memorandum documenting the trip generation information for this addition as well as discussion regarding the proposed driveway relative to existing streets and/or driveways. On behalf of the developer, Crafton Tull submitted the traffic impact analysis memorandum. No traffic operational issues are anticipated due to the development.

STREET	NO. OF LANES	BACKGROUND TRAFFIC (Veh/day)	PROJECTED TRAFFIC (Veh/day)	TOTAL PROJECTED TRAFFIC (Veh/day)	ROADWAY CAPACITY L.O.S. "E"	% CAPACITY USED (EXISTING)	% CAPACITY USED (PROJECTED)
36th Avenue NW	2*	9,140	202	9,382	17,100	53.45	54.87

*36th Avenue NW is proposed, as part of a 2012 Bond Election, to be widened from 2 lanes to 4 lanes, pending securing the necessary funding.

The proposed development will access 36th Avenue NW from the west by an access drive located between Buckingham Drive and Brownwood Lane. The access driveway on 36th Avenue NW will be designed for full access. Capacity exceeds demand in this area. As such, no additional off-site improvements are anticipated.

While no negative traffic impacts are anticipated, an assessment of impact fees was previously established in an earlier traffic study at \$194.66 per PM peak hour trip for a series of future traffic signals on 36th Avenue NW intersecting Indian Hills Road and Franklin Road. As a result, \$1,080.94 in traffic impact fees for these two intersections on 36th Avenue NW will need to be collected with the filing of the Final Plat.

Public improvements for this property consist of the following:

1. **Fire Hydrants.** Fire hydrants will be installed in accordance with approved plans and City standards. Their locations have been approved by the Fire Department.
2. **Drainage.** Storm water and appurtenant drainage structures will be installed in accordance with approved plans and City drainage standards. Runoff will be conveyed to privately-maintained detention facilities located in the eastern portion of the property.
3. **Sanitary Sewers.** Sanitary sewer is existing.
4. **Sidewalks.** Sidewalks will be constructed adjacent to 36th Avenue N.W. with a future 36th Avenue N.W. Paving Project, staff will recommend deferral of sidewalk improvements with the final plat.
5. **Streets.** 36th Avenue N.W. will be constructed in accordance with the 36th Avenue N.W. Paving Project. With final plating, staff will recommend deferral of street and sidewalk improvements.
6. **Water Mains.** There is an existing 24" water main adjacent to 36th Avenue N.W.
7. **Public Dedications.** All rights-of-way and easements will be dedicated to the City with final platting.

STAFF RECOMMENDATIONS

Based upon the above information, staff recommends approval of the preliminary plat for 3800 36th Avenue N.W., a Planned Unit Development.